

Detached Garages and Accessory Buildings



CITY OF FARGO BUILDING INSPECTION DEPARTMENT

The State of North Dakota requires that you call [1-800-795-0555](tel:1-800-795-0555) at least two business days before you dig.

This handout does not address any covenants or easements assigned to the property, nor does it relieve you of code compliance with items which may not have been included from the 2003 International Residential Code (IRC).

Detached Garages and Accessory Buildings

This is some information that you, the homeowner or contractor, need to know before you can begin planning for the project.

1. Definitions
2. Zoning
3. Location on property
4. Lot coverage allowed
5. Required front yard
6. Required side yard
7. Required rear yard
8. Building permit requirements

Please note: these are general rules.
Specific rules may apply to specific
properties.

DEFINITIONS

Foundations:	The foundation must be constructed of masonry, concrete, or treated wood and shall extend below the frost line.
Garage Floor:	Where motor vehicles are stored, floor surfaces shall be constructed of noncombustible materials.
Lot Coverage:	The percentage of the area of the lot that is allowed to be covered by the main buildings and all accessory buildings within a specified zoning district.
Property Line:	A recorded boundary of a plot. It is the owner's responsibility to know where and how to locate the property lines. The City of Fargo assumes that the owner knows this information. Errors due to lack of property line knowledge will cause delays and additional expense.
Required:	Needed; essential; necessary
Yard:	An open space, other than a court, on the same lot with a building.
Yard, Front:	A yard extending across the full width of a lot and having a depth equal to the shortest distance between the front line of the lot and the nearest portion of the main building, including an enclosed or covered porch. Where a building line or other line for designation of future street width has been established, the front yard depth shall be measured from such line instead of from the front line of the lot.
Yard, Rear:	A yard extending across the full width of a lot and having a depth equal to the shortest distance between the rear line of the lot and the main building.
Yard, Side:	A yard between the side line of the lot and the main building extending from the front yard to the rear yard and having a width equal to the shortest distance between said side line and the main building.

Article 20-05

Dimensional Standards

§20-0501 Residential District Standards

The dimensional standards of Table 20-05010 apply to all development in MR-3 and more restrictive zoning districts.

Table 20-0501

Dimensional Standard	Zoning District									
	AG	SR-0	SR-1	SR-2	SR-3	SR-4	SR-5 [9]	MR-1	MR-2	MR-3
Maximum Density (UPA-Units Per Acre)	0.1	1.0	2.9	5.4	8.7	12.1	14.5	16.0	20.0	24.0[1]
Minimum Lot Size										
Area (Sq. Ft.)	10 Ac	1 Ac [2]	15,000	8,000	5,000	3,600	3,000	5,000	5,000	5,000
Width (Ft.)	200	120	80	60	50 [3]	50 [3]	25	50 [3]	50 [3]	50 [3]
Minimum Setbacks (Ft.)										
Front	50 [4]	50	35	30	20	15 [5]	15 [5]	25	25	25
Interior Side [6]	25	25	15/15	10/10	10/10	4	4	15/25	15/25	10
Street Side	25 [7]	25	17.5	15	12.5	10	10	12.5	12.5	12.5
Rear	50	50	25	25	15	15	15	20	20	20
Max. Building Coverage (Pct. Of Lot)	NA	25	25	30	35	45	50	35	35	35
Minimum Open Space (Pct. Of Lot)	NA	NA	NA	NA	NA	NA	NA	35[8]	35[8]	35[8]
Maximum Height (Ft.)	35	35	35	35	35	35	35	35	45	60

Source: 2985 (1999), 3062 (1999), 4039 (2000), 4668 (2003).

[1] Higher densities may be allowed with the Bonus Density provisions of Sec. 20-0505.

[2] SR-0 minimum district size is 20 acres. See section 20-0203-A.

[3] Minimum lot width subject to limitation of access as provided in Section 20-0702.

[4] Minimum 100 feet from right-of-way on Arterial or section line road.

[5] Minimum 20-foot setback shall be provided between front-entry garages and nearest edge of sidewalk crossing plate.

[6] #/# = Percent of Lot Width/Feet (whichever is less)

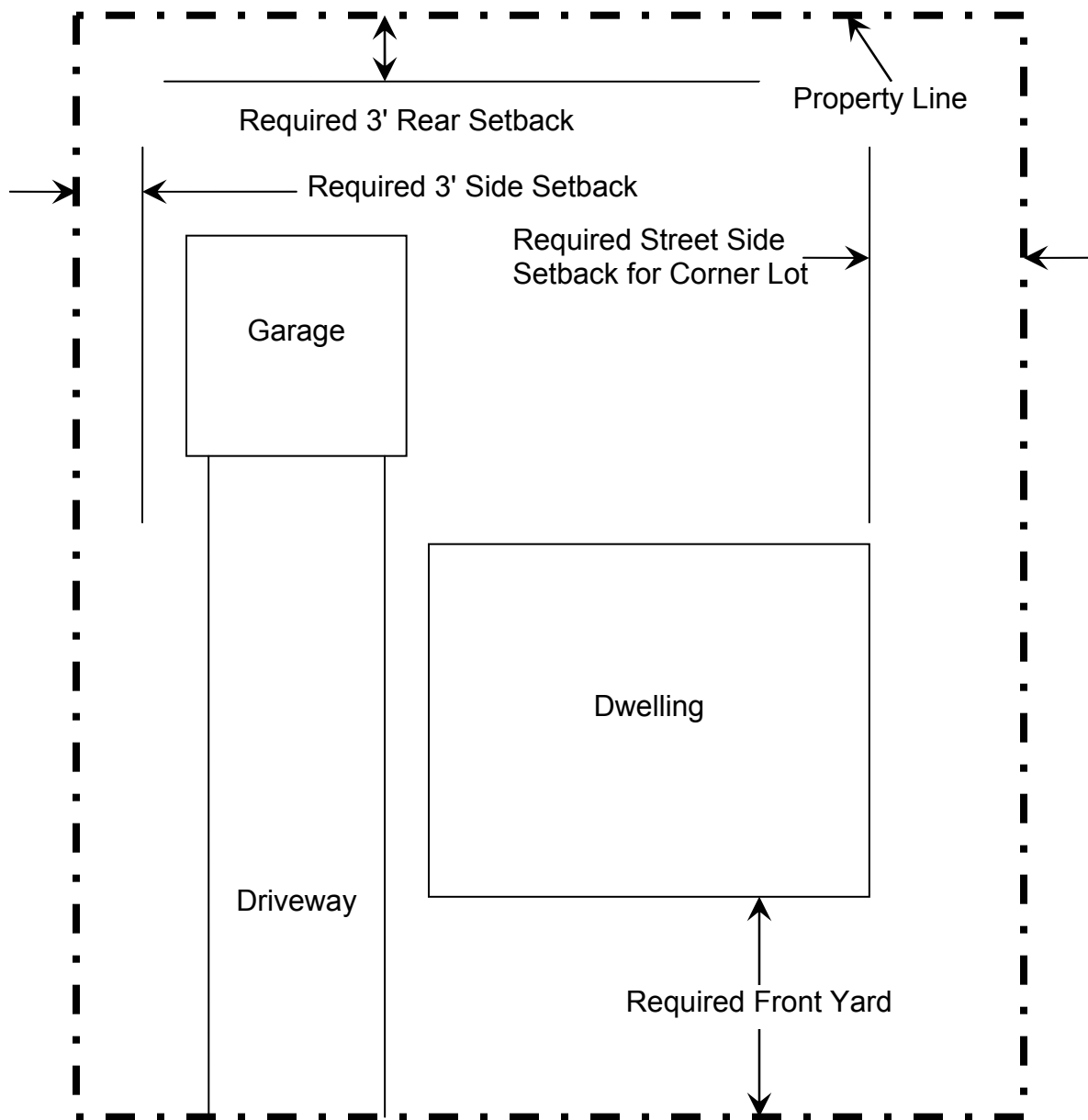
[7] Minimum 75 feet from right-of-way on Arterial or section line road.

[8] Maximum of 37.5 percent of building coverage shall be allowed if site amenity is provided in accordance with Sec. 20-0403.B.7 If the amenity is contained within the footprint of one primary structure, the floor area of that amenity is counted as open space, but is not subtracted from the area of the building.

[9] The SR-5 zoning district is limited to a maximum size of 21,000 square feet, up to a maximum of two acres provided the district is within 600 feet of a private or public dedicated open space feature, such as a public park, private park, school yard or playground that is accessible to residents of the SR-5 district, any of which shall be a minimum of two acres or more in size. For purposes of identifying a single SR-5 zoning district, parcels adjacent to one another that are, or will be, the same zoning classification shall be deemed to be within the same zoning district and, therefore, shall be subject to the maximum size limitation.

Location on Property

Detached garages and accessory buildings may not be built within three (3) feet of the side or rear lot lines. If your property is on a corner you are required to meet the street side setbacks in the table on the previous page. Construction on easements is prohibited. If the structure will be within six (6) feet of a residence special fire protection regulations may apply.

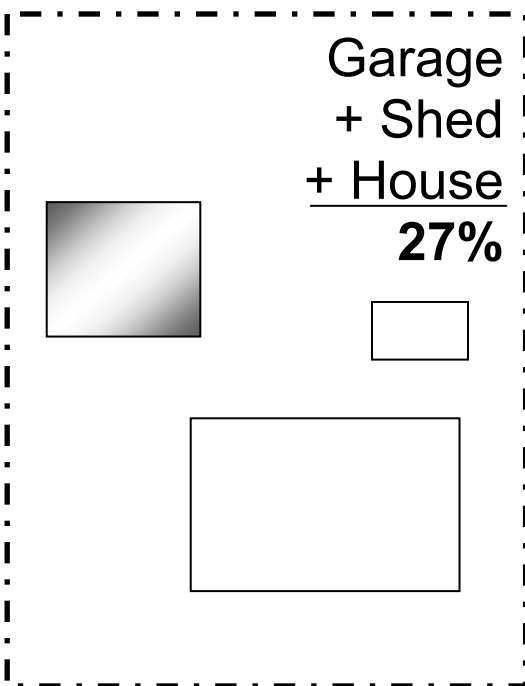


Lot Coverage

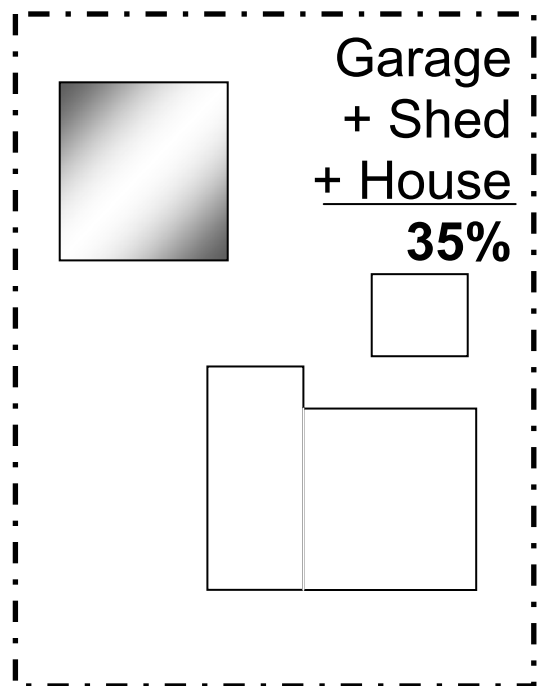
Requirements:

Lot coverage varies depending on zoning. As an example, SR-2 zoning allows 30% lot coverage maximum for all buildings. For a typical lot of 60'x140' (8,400SF) of lot area, 30% of 8,400SF is 2,520SF of lot coverage allowed.

In no case may the total square footage of the garage and outbuildings be greater than that of the footprint of the house.



OK



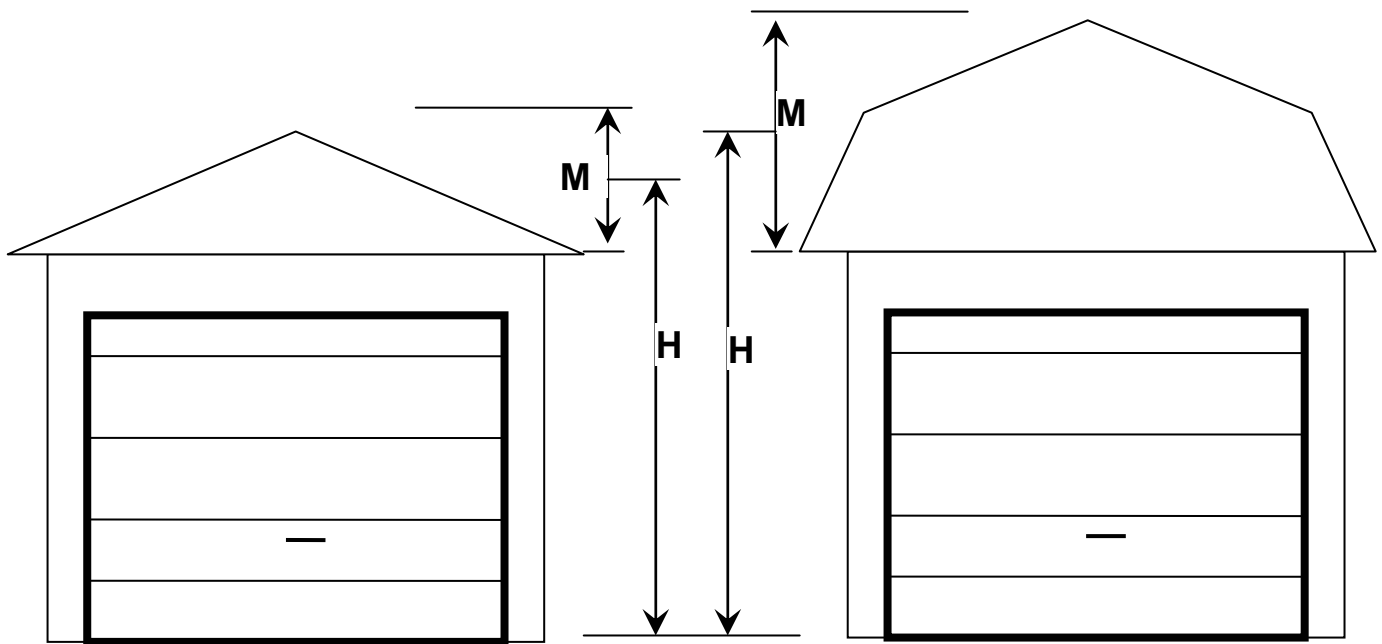
WRONG

Garage Height

Garages may not be more than fifteen (15) feet in height. The height is measured at a point midway between the ridge line at the top of the roof and the lowest point of the roof.

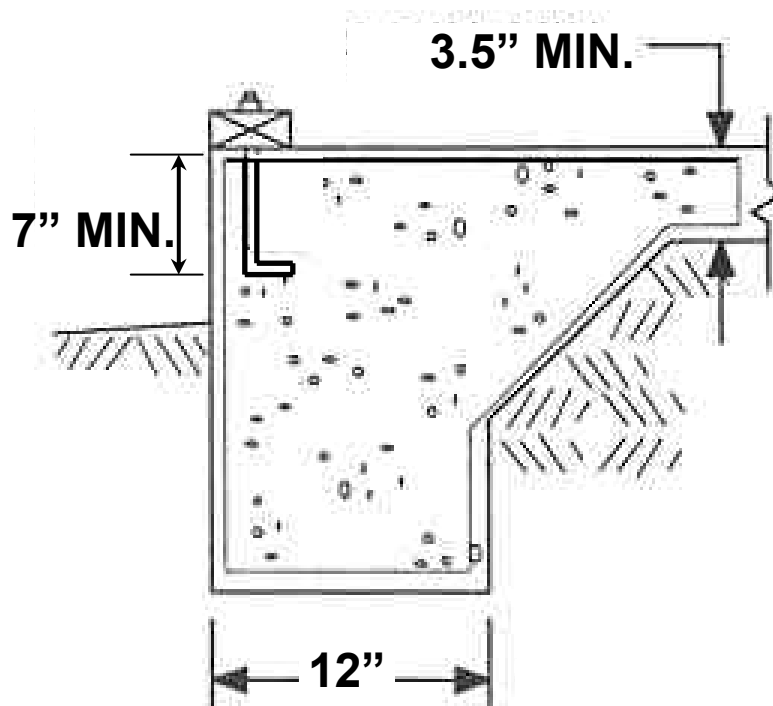
M = Measure the highest and lowest point points of the roof

H = Height at the midpoint of those measurements - may not exceed 15'

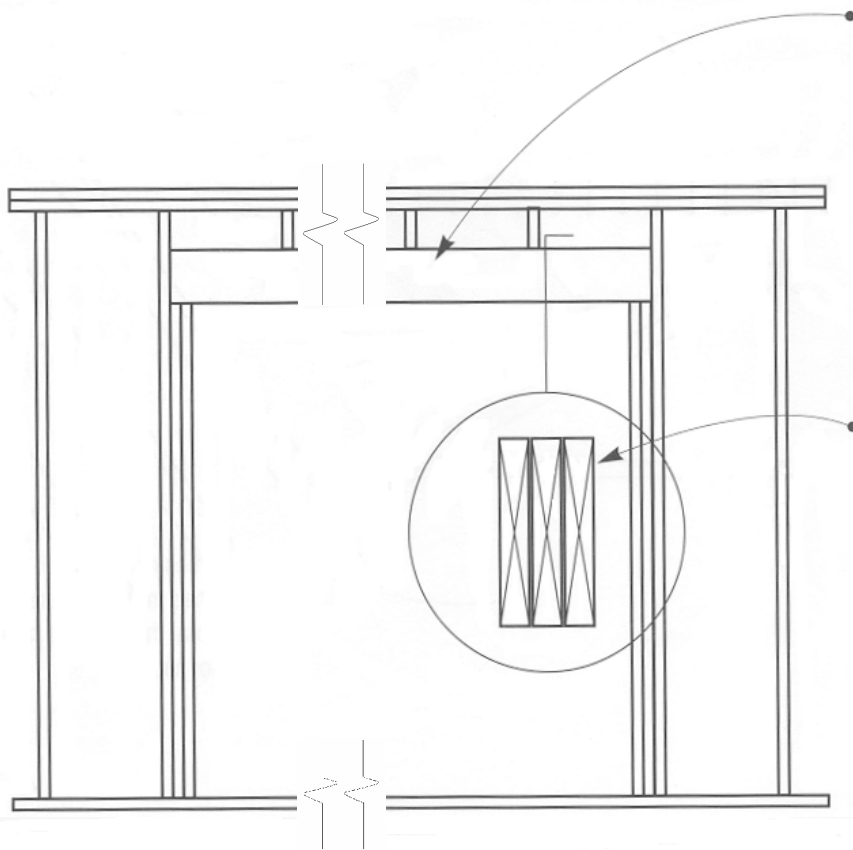


Typical Garage Foundations

Foundation plates or sills shall be bolted to the foundation or foundation wall with not less than 1/2-inch diameter steel bolts embedded at least 7 inches into the concrete or masonry and spaced not more than 6 feet apart. There shall be a minimum of two bolts per piece with one bolt located within 12 inches of each end of each piece. A properly sized nut and washer shall be tightened on each bolt to the plate.

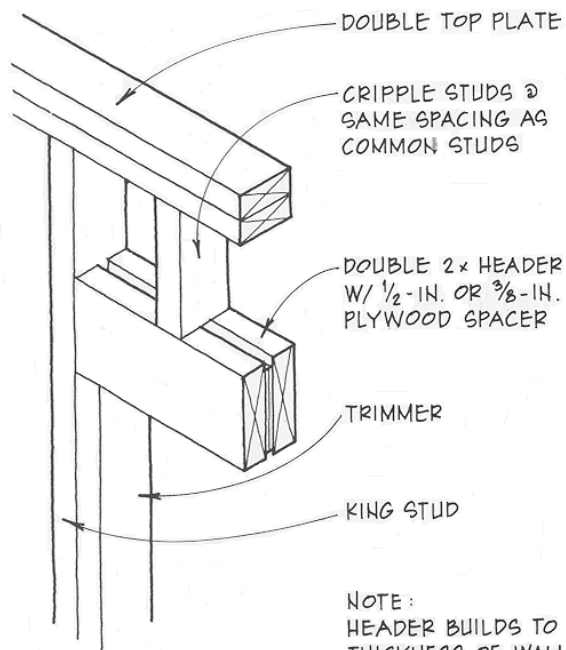


Headers

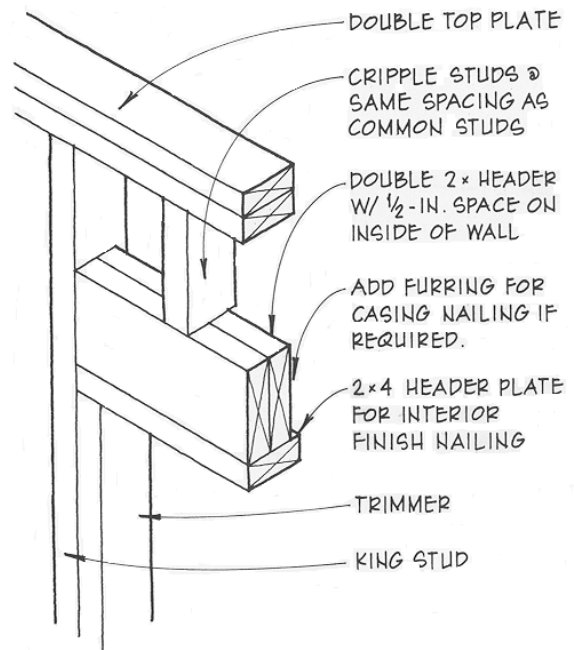


Headers are to be of 2x material set on edge and nailed together per Table R602.3(1) of the IRC.

Actual construction in terms of dimensions should be based on Table R502.5(1) of the IRC.



NOTE:
HEADER BUILDS TO THICKNESS OF WALL & PROVIDES NAILING @ ALL SURFACES.



BUILDING PERMIT

IS A BUILDING PERMIT REQUIRED?

YES! Before any work is started you must acquire a building permit.

WHY SHOULD I GET A PERMIT?

To ensure that your garage/home is constructed properly; to safeguard your property; to protect yourself; to establish a record of construction or remodeling history on your property; and to provide some protection from claims by subsequent property owners.

WHAT IS NEEDED TO GET A PERMIT?

The address and the zoning of the property, the intended use of the property (if uses other than residential are anticipated), the estimated cost of construction of the project, and a site plan showing the size and location of all existing buildings on your property along with the proposed project. Also, basic construction drawings are often helpful.

HOW LONG DOES IT TAKE TO GET A PERMIT?

Generally less than one hour, depending upon the information provided and the complexity of the project. For accessory building permits, it will typically take approximately 15 minutes.

ARE INSPECTIONS REQUIRED?

YES! It is the responsibility of the permit holder to arrange for inspections. This includes a foundation, framing, electrical and heating (should these items be included in your project), and final inspection. These inspections are a part of the permit process. Building inspections consist of examining and evaluating construction to determine if the work meets the accepted standard of construction. There is **no** additional charge for inspections.